

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



May 27, 2011

Carlynn Fuller
2701 12th St NE
Washington, DC 20018

Re: 1222 Randolph Street, NE, square 3923, lots 821 & 822

Dear Ms. Fuller:

This letter follows up our meeting on April 1, 2011 regarding 1222 Randolph Street, NE. During that meeting you shared with me the plans for this project and we discussed the issue of lot width variation and whether or not there was a need for the zoning relief since there was a structure previously on one of the lots. Based on this information I am able to advise you the applicability of the zoning regulations as to the lot width requirements under subsection 11 DCMR 401.3 and the side yard requirements under 11 DCMR 405.9.

The site is located in the R-2 District, which permits matter-of-right development of single-family residential uses (including detached and semi-detached), churches and public schools. The new owners of the subject lots purchased the property in February of this year. The property consists of two lots that have been vacant for a number of years prior to the purchase; however, on one of the lots there was previously a single family home that was razed sometime in the late 1990s or early 2000s. The land area for each lot is 3,550 feet with the same width and length.

The proposed project would create a semi-detached dwelling on each lot with two mirrored units of 2,080 square feet each. The homes will feature two off-street parking spaces at the rear of the lot. There will be three bedrooms and two and one-half bathrooms in each unit.

The table on the next page summarizes the R-2 District lot standards as well as the bulk, yard, and parking requirements, and the proposed development's characteristics for each lot:

| Section | Item | R-2 Regulation | Existing | Proposed | Variance |
|---------|---------------|-----------------------------------|------------|-----------------------------------|----------|
| 400 | Height | 3 Stories; 40 feet | Vacant lot | 3 Stories; < 40' | None |
| 401.3 | Min Lot Width | 30' | 25' | 25' | 5 feet |
| | Min Lot Area | 3000 sqft | 3550 sqft | 3550 sqft | None |
| 402 | FAR | None prescribed | N/A | N/A | N/A |
| 403.2 | Lot Occupancy | 40% | Vacant lot | 20% | None |
| 404.1 | Rear Yard | 20 feet | Vacant lot | 66 feet | None |
| 405.9 | Side Yard | 8 feet on each free-standing side | Vacant lot | 5 feet on each free-standing side | 3 feet |
| 2101.0 | Parking | 1 for each dwelling unit | Vacant lot | 2 for each dwelling unit | None |

The lots' dimensions include lot widths of only twenty-five feet (25') and would be considered non-compliant under the existing regulations, as the current provisions require a minimum lot width of at least 30 feet (30'). Therefore, each lot is substandard with respect to lot width, by five feet. For the lot that previously had a dwelling this existing circumstance is treated as a nonconforming condition that does not need variance relief; but for the lot which never has been developed, a variance is required with respect to lot width. An application to the BZA is necessary requesting a variance from the lot width requirements under subsection 401.3 for the lot where there has never been a structure.

The current regulations also require a side yard of at least eight feet (8') on each free standing side of a semi-detached dwelling. To meet this requirement the owner would be limited to a seventeen feet (17') wide house, which I understand that the owner does not wish to develop, but instead wishes to propose a 20 foot wide house. Therefore a second variance from the side yard requirement under 11 DCMR 405.9, would be required to allow the construction of the proposed two semi-detached one-family dwellings for both lots in the subject case.

Please feel free to call me if you have any questions or need additional information.

Sincerely, Matthew Le Grant

Matthew Le Grant
Zoning Administrator